

**BUILDING  
NO 6 CENTRE  
SQUARE**

 **CENTRE SQUARE**

Floor Plans & Specification



**BUILDING NO 6 CENTRE SQUARE**

**NET INTERNAL AREAS**

**38,529 sq ft**

**NIA**

939 m<sup>2</sup>  
10,110 sq ft

931 m<sup>2</sup>  
10,023 sq ft

914 m<sup>2</sup>  
9,840 sq ft

420 m<sup>2</sup>  
4,521 sq ft

375 m<sup>2</sup>  
4,035 sq ft

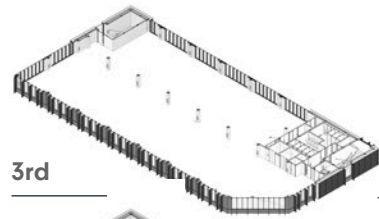
**DESCRIPTION**

Set in a prominent location linking Melrose Street and Grange Road, Six Centre Square has become the focal point when approaching from the south.

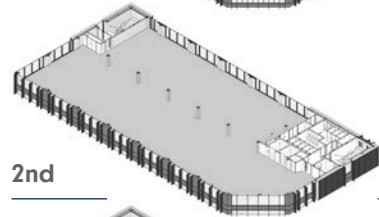
With the main entrance and core set at the western end of the plan, the building offers generous and efficient floorplates with flexibility to support a variety of working approaches. In total the building provides 38,529ft<sup>2</sup> (NIA) which can easily be sub-divided to create several tenancy options. The striking external façade combines a brick plinth framing and full height glazing at ground floor. The upper floors are enclosed in full height curtain walling with iridescent coated metal cladding creating animation to the façade as its response to changes in natural light.

**FLOORPLAN LEGEND**

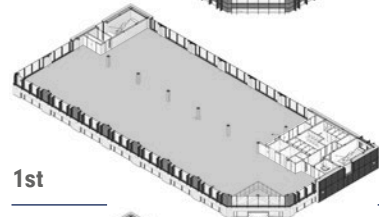
- 1. Central Core
- 2. Reception
- 3. Staff Breakout
- 4. Kitchenette
- 5. Private Meeting Rooms
- 6. Open Plan Mixed Use Work Settings
  - A. Standard Desk
  - B. Touch Down Desk
  - C. Individual Working
  - D. One-To-One Working / Informal meeting
  - E. Collaborative Table
- 7. Resource Point
- 8. Comms
- 9. Storage
- 10. Meeting Suite
- 11. Waiting / Informal Meeting



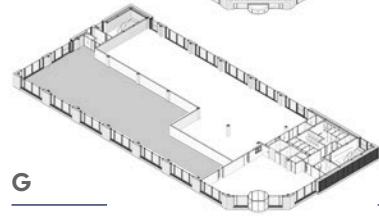
3rd



2nd



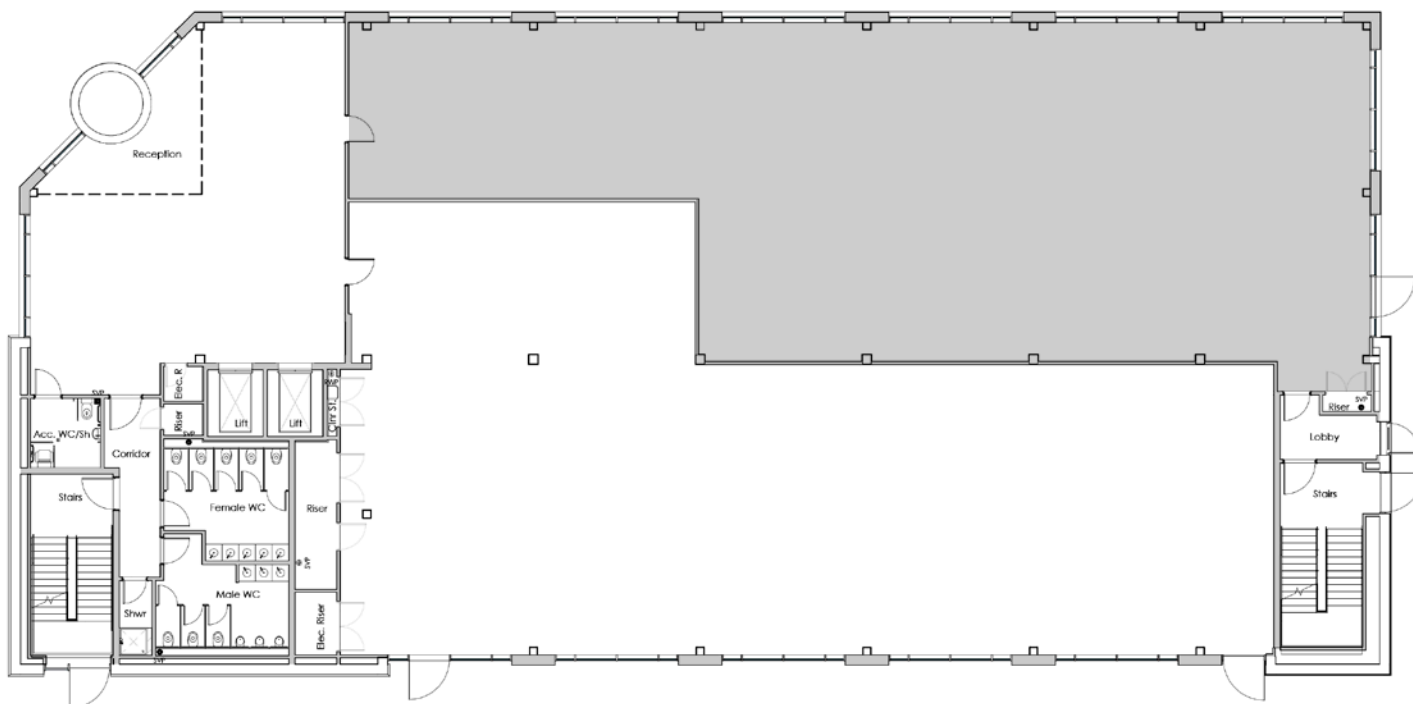
1st



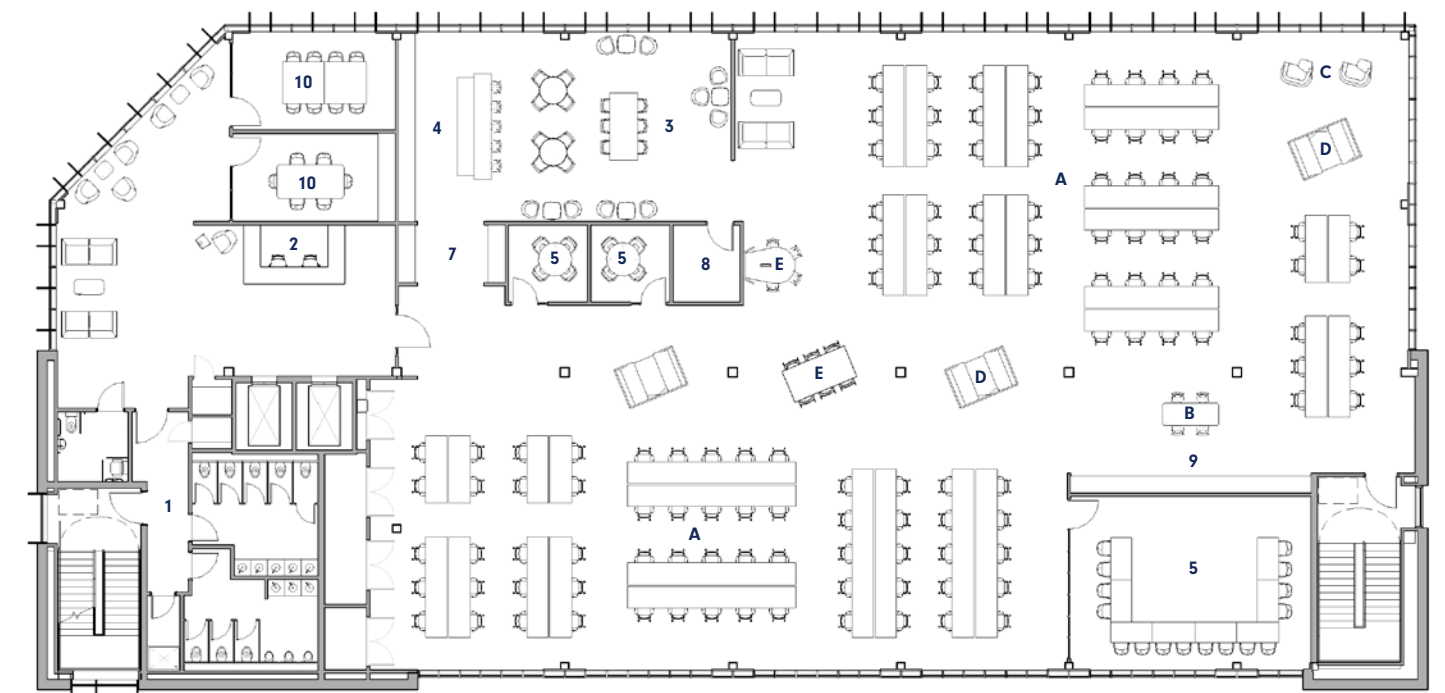
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■ LET Space

**GROUND FLOOR**



**THIRD FLOOR**





# BUILDING NO CENTRE SQUARE

## SPECIFICATION HIGHLIGHTS

- VRF heat recovery heating and comfort cooling system Designed to a 1:8 sq.m. occupational density
- 150mm raised access floor Suspended ceiling with semi LED lights with daylight dimming and PIR controls
- 3m clear floor to ceiling heights
- Floor to ceiling glazing
- Two x 13 person lifts
- EPC - A
- BREEAM "Very Good" rating
- Roof mounted photovoltaic panels
- Solar hot water heating system
- Rainwater harvesting system for WC and urinal flushing to reduce water consumption
- Intelligent energy submetering and monitoring system
- Mechanical ventilation systems with heat recovery

## TENURE

Available on new FRI leases for a term to be agreed.

## RENT / OCCUPATIONAL COSTS

For further information on rent & occupational costs please contact the letting team.

[www.centre-square.co.uk](http://www.centre-square.co.uk)

## Letting agents



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